

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jack B. Tatum III
Kilie Tatum

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$7,200.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Jack B. Tatum III and wife, Kilie Tatum* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Jack B. Tatum III and Kilie Tatum and Jack B. Tatum Jr. and Laura L. Tatum* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

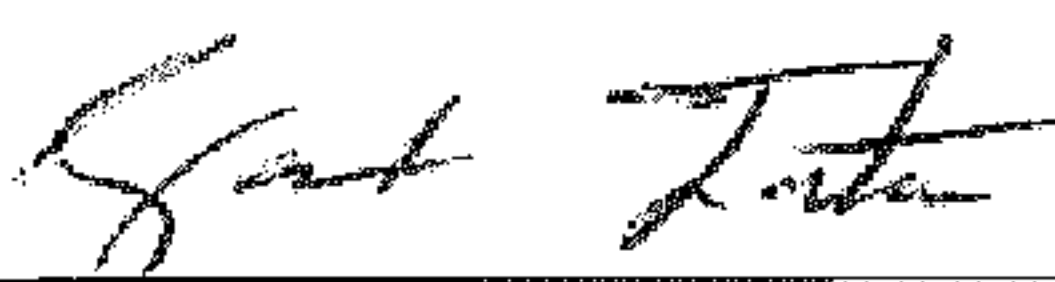
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record

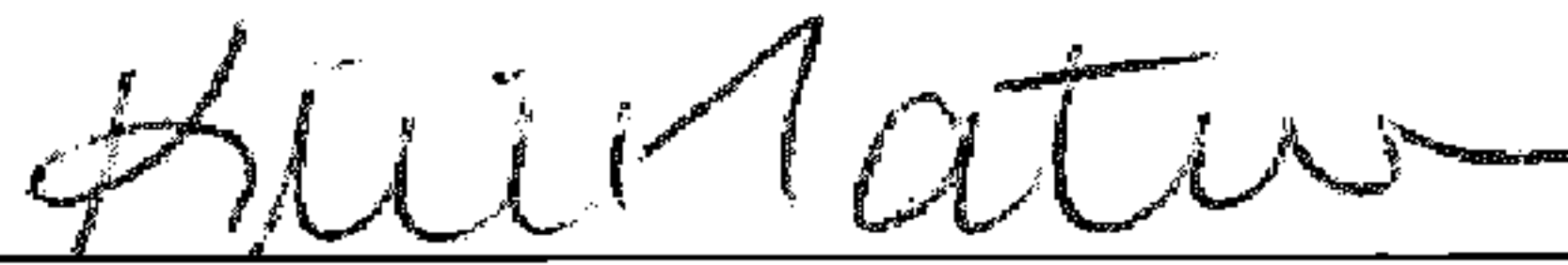
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of May, 2024.



Jack B. Tatum III

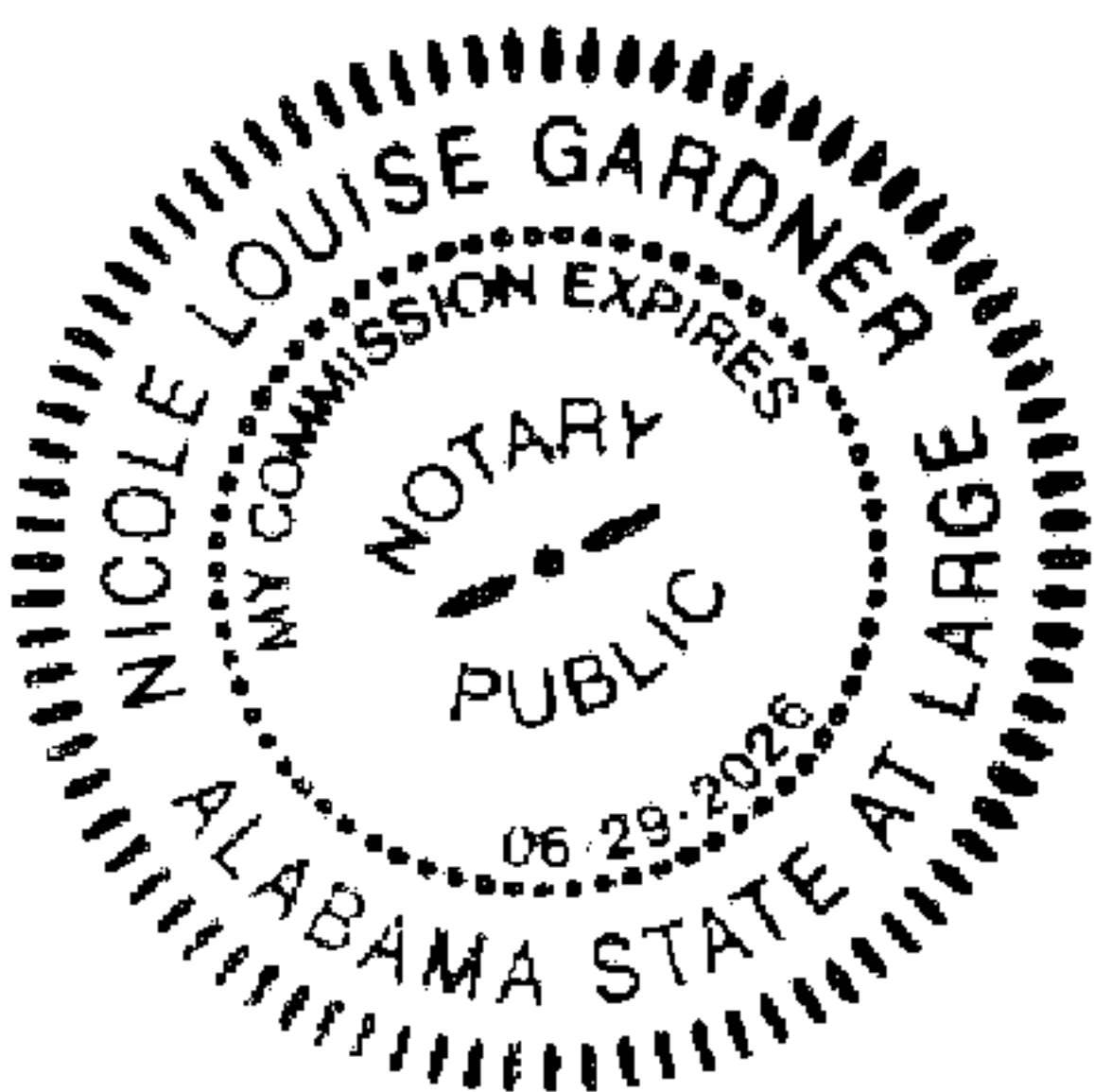


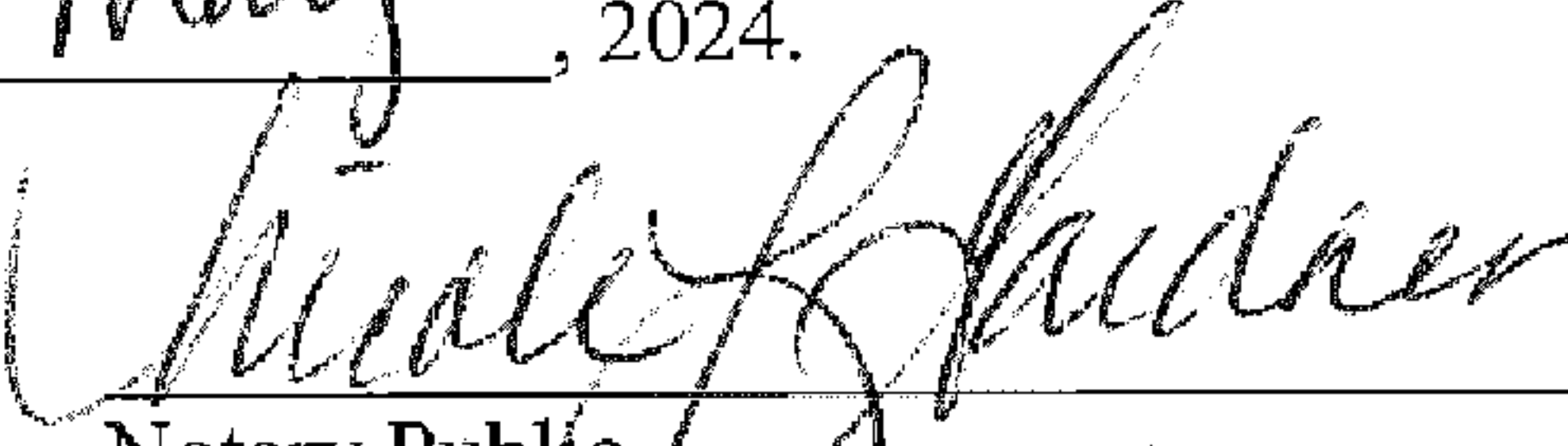
Kilie Tatum

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Jack B. Tatum III and Kilie Tatum*, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2024.





Notary Public
My Commission Expires: 6-29-26

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land in the Southwest quarter of the Northwest quarter of Section 11, Township 21 South, Range 1 East, being a part of the same land described in a deed to Jack B. Tatum, Jr., recorded in Real Book 35 at Page 432, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 5/8" rebar found at the West quarter corner of said Section 11; thence North 88 degrees 58 minutes 08 seconds East along the South line of the Southwest quarter of the Northwest quarter of said Sixteenth Section, a distance of 463.00 feet to the point of beginning. Thence North 01 degrees 01 minutes 52 seconds West a distance of 163.82 feet to a point; thence North 64 degrees 13 minutes 06 seconds East a distance of 95.03 feet, to a point; thence North 88 degrees 58 minutes 08 seconds East a distance of 99.12 feet to a point; thence South 01 degrees 01 minutes 52 seconds East a distance of 203.61 feet to a point on the South line of said Sixteenth Section; thence South 88 degrees 58 minutes 08 seconds West a distance of 185.42 feet to the point of beginning. The herein described parcel contains 0.827 acres, more or less.

ALSO an Easement described as follows:

Beginning at a 5/8" rebar found at the West quarter corner of said Section 11; thence North 88 degrees 58 minutes 08 seconds East along the South line of the Southwest quarter of the Northwest quarter of said Sixteenth Section, a distance of 463.00 feet to a point on the West line of the herein described parcel; thence North 01 degrees 01 minutes 52 seconds West along the West line of the herein described parcel a distance of 40.00 feet to a point; thence South 88 degrees 58 minutes 08 seconds West a distance of 463.37 feet to a point on the West line of Section 11; thence South 00 degrees 07 minutes 16 seconds East a distance of 40.00 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/29/2024 01:52:52 PM
 \$37.50 PAYGE
 20240529000159260

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jack Tatum III
 Mailing Address 1420 Hwy 9
Wilsonville AL
35186

Grantee's Name Jack Tatum III
 Mailing Address 1420 Hwy 9
Wilsonville AL
35186

Property Address 1420 Hwy 9
Wilsonville AL
35186

Date of Sale 5-22-24
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 7,200.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other tax value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-22-24

Print Jack Tatum III

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1